

PB# 01-39

Brian Barbera

3-1-21

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 10-4-04

BARBER
ALAN SLIP PLAN - P. 207
PROPOSED CAR WASH (BANFFRA)

01-39

Mike Wolf

590-8768

New Owner

7/29/04

5/15/1
Submitted
request per P.N.

BRIAN BARBERA SITE PLAN (01-39)

Mr. Brian Barbera appeared before the board for this proposal.

MR. PETRO: Proposed car wash. At this time, I will recuse myself because I own the property. I'm not involved with the business but I do own the property, therefore, I will step down.

MR. ARGENIO: Project proposes use of the 1.225 acre parcel as a car wash facility. Plan was previously reviewed at the 23 May, 2001 planning board meeting and conditionally approved at the 8 August, 2001 meeting. The conditional approval lapsed. The board recently reviewed this application on 25 February, 2004 meeting. Mr. Barbera?

MR. BARBERA: We are resurrecting this. I met with Mark Edsall in his work shop and I changed a few things on the plan. We made the equipment room a little bigger, moved the dumpster, changed some lighting, put in the necessary handicapped striping and that's pretty much it. Those were the requirements that you guys wanted from the last meeting. Couple things changed, actually, I gave you everything, I'm sorry, these are things I changed I gave you them.

MR. BABCOCK: I gave Mr. Barbera a list of the requirements that the board had asked for prior to the final site plan stamping and what he's saying here is that he's completed that list.

MR. LANDER: What was the list?

MR. KARNAVEZOS: That was for the conditional approval.

MR. BARBERA: You wanted the lighting on there.

MR. ARGENIO: So you received conditional final

approval the last time you were here and what you're referring to Mike are those conditions?

MR. BABCOCK: That's correct.

MR. ARGENIO: And they have been included on the plan?

MR. BABCOCK: Yes.

MR. ARGENIO: What's these four bullets about, Mark?

MR. EDSALL: They changed it, they called the parking out that's required parking, employee parking can't be restricted, just got to be general parking, although we probably realize the majority will be employees, just can't pose it that way. If you look at the site plan versus the landscaping plan, you'll see where some of the layout, slight layout changes have occurred along the front curb line, it's a little different.

MR. ARGENIO: That's the nature of the second bullet?

MR. EDSALL: Yeah, what I'm saying as long as it's acceptable to you, we won't make him have the landscape plan redrafted, they'll just have to shift everything to adjust to the curb layout shown on the site plan itself.

MR. ARGENIO: I think that's pretty minimal.

MR. EDSALL: I thought that it's gone to DOT, I don't know if Brian if you've gotten back anything?

MR. BARBERA: No.

MR. EDSALL: So it would be subject to his final okay at DOT and of course he needs the bond estimate that you always require.

MR. SCHLESINGER: The little parking, there's several

little different parking areas.

MR. BARBERA: That's vacuum.

MR. SCHLESINGER: So you have three different areas where there are vacuums?

MR. BARBERA: Yeah.

MR. SCHLESINGER: Traffic flow, Mark, the way they've got it--

MR. EDSALL: It seems to work from the other similar operations, it's not a lot of through situation, it's people come out of the wash, pull over to vacuum and then leave.

MR. SCHLESINGER: They back out into the flow, that's okay?

MR. EDSALL: Yeah, again, it seems to work at every other place so I'm not aware of any problems.

MR. ARGENIO: Big problem the handicapped detail, right, Mark?

MR. EDSALL: The detail is correct but the site plan isn't as accurate as the detail, yeah, 8 and 8, the striping is kind of novel, I did point that out that it likely will not be done as a V shape but--

MR. ARGENIO: One thing Mark is the water moratorium either doesn't apply to this or this predates it?

MR. EDSALL: The moratorium applies to water main extensions, this is just a service line.

MR. LANDER: Water moratorium doesn't apply to common use.

MR. EDSALL: It applies to any water main extension that has to be submitted to the health department.

MR. LANDER: I thought there was an exception that all commercial use could still move forward.

MR. ARGENIO: I think you're right, Ron, I thought that's what I understood.

MR. EDSALL: In general, the fact that this doesn't involve a water main extension it wouldn't apply anyway.

MR. ARGENIO: I have one question, the water main is across the street, isn't it?

MR. BABCOCK: No, it's--

MR. SCHLESINGER: Right on the corner, yeah. What about water, it's all contained within the bays?

MR. EDSALL: They recycle.

MR. SCHLESINGER: So there's no problem of any water running out of the bays or anything like that?

MR. BARBERA: No, they're pitched.

MR. ARGENIO: Gentlemen, we have highway on 7/24/01, water on 7/23/01 and fire has been approved and this is not our business or our problem but they did get a relief from the 5,000 square foot sprinkler rule inasmuch as it is a car wash, there is a water supply.

MR. EDSALL: Some water available.

MR. ARGENIO: The doors are open on each end and it is a block building. So Mark, inasmuch as this had already received approval as you know--

MR. LANDER: Where is the dumpster detail?

MR. ARGENIO: I was going to come around to two things, that was one.

MR. BABCOCK: There's a detail.

MR. BARBERA: Up here.

MR. LANDER: It's going to be made out of block?

MR. EDSALL: No, it's wood.

MR. BARBERA: We're going to make it out of block.

MR. LANDER: You're going to have gates in the front?

MR. BARBERA: Mark told me that.

MR. ARGENIO: One other thing.

MR. LANDER: Flag pole?

MR. BARBERA: That's right here.

MR. LANDER: It has to have a flag on it. Not going to be an office use, right?

MR. BARBERA: No. I gave Mr. Burns everything that he asked for.

MR. BABCOCK: I think he has approval, it just has to get a permit.

MR. ARGENIO: Has to get a permit. you have approval, you just have to get the permit, it does on the third bullet Mark it says receipt of approval.

MR. EDSALL: I'm not aware of any approval.

MR. BABCOCK: I thought didn't you have DOT approval?

MR. BARBERA: No, what happened was we did submit it and we submitted everything and they never got back to us and that's, you know, back in '01 so I went, I'm redoing this again, Mr. Burns says there isn't a problem, gave him everything, he says sometime in April I should have it.

MR. ARGENIO: The onus is on you for that.

MR. BARBERA: He just wanted me to cause the place across the street, the Westage place he just wanted to show their entrance or where it was to my entrance.

MR. ARGENIO: Mark, is there anything else other than your four bullets?

MR. EDSALL: No and I believe at the previous meeting you acknowledged that you had already completed an environmental review, we're already lead agency and you're just reapproving something you have already seen so I think that Myra I think that's what we did at the last meeting in February.

MR. SCHLESINGER: Do you have to have a public bathroom?

MR. BARBERA: No.

MR. ARGENIO: When do you have to have a public bathroom, Mike?

MR. BABCOCK: I don't know.

MR. BARBERA: Five or more employees.

MR. BABCOCK: There's a number of employees use of the building, there's quite a few things that have to go on.

MR. ARGENIO: Do you guys have anything else here?

MR. LANDER: No, just change the dumpster fence detail.

MR. ARGENIO: If nobody has anything else, I don't see any reason why we can't entertain a motion for final approval subject to the subject-to's which I will read in.

MR. SCHLESINGER: I'll make a motion for final approval subject to what Jerry will read in.

MR. LANDER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board give final approval for the Barbera Car Wash site plan on Route 207. If there's no further discussion, I will take a roll call of the board members.

MR. LANDER: What's the subject-to's?

MR. ARGENIO: Would you like me to read them in?

MR. LANDER: Yes.

MR. ARGENIO: I'm just going to refer to Mark's four bulleted comments, I'm not going to read them and subject to the striping on the handicapped stall being corrected and subject to the dumpster detail being shown, being constructed as similar material of the building with a gate on it.

MR. LANDER: Second it.

ROLL CALL

MR. SCHLESINGER AYE

MR. KARNAVEZOS AYE

March 24, 2004

57

MR. ARGENIO

AYE

MR. LANDER

AYE

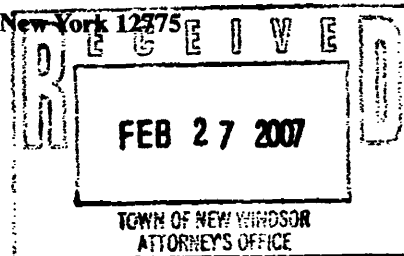
MR. PETRO

ABSTAIN



195 Lake Louise Marie Road • P.O. Box 855 • Rock Hill, New York 12775

Tel.: 845-794-9203 / Fax: 845-794-9205



Irrevocable Standby letter of Credit No# 1032

Beneficiary: Town of New Windsor

Accreditor: Super Sudz of New Windsor, LLC.

Expiration: February 22, 2008

Dear Sir or Madam:

We hereby issue our Irrevocable Standby Letter of Credit No# 1032 in your favor for the account of Super Sudz of New Windsor, LLC. For an aggregate amount not to exceed \$11,000.00 available by your drafts at sight drawn on Catskill Hudson Bank and accompanied by:

Your written statement signed by an authorized representative of:

The Town of New Windsor stating:

That Super Sudz of New Windsor, LLC. has failed to complete one or more of the following improvements:

- Four missing pole mounted parking area lights;
- Missing bollards at electrical or propane locations;
- Handicap parking signs;
- Final line striping;
- Propane storage at rear westside of property;
- Re-introduction of dumpster at Town's discretion;
- Plantings as per site plan

"Your COMMUNITY Bank"
www.catskillhudsonbank.com

It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for at least 12 months from the present or any future expiration date hereof, unless thirty (30) days prior to any such expiration we shall notify the (Contractor/Accreditor) Super Sudz of New Windsor, LLC. and The Town of New Windsor (Beneficiary) by registered mail that we elect not to consider this Letter of Credit renewed for any such additional period.

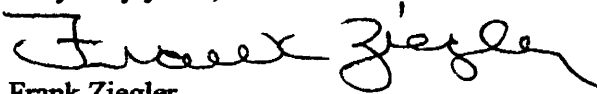
Upon receipt by you of such notice, you may draw the full amount of the credit hereunder, by presentation of your sight draft, with the documentation mentioned herein.

Drafts must be negotiated not later than the expiration date shown above, as may be extended, and must state "Drawn Under Catskill Hudson Bank Irrevocable Standby Letter of Credit No# 1032."

This Credit is subject to the "Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500."

We hereby agree with you that drafts drawn under and in compliance with the terms and conditions of this credit shall be duly honored upon due presentation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Frank Ziegler", written over a horizontal line.

Frank Ziegler
Vice President

FZ;kb

Myra Mason

From: mje [mje@mhepc.com]
Sent: Tuesday, February 20, 2007 9:49 AM
To: Myra Mason
Subject: Rt. 207 Car Wash 01-39

Myra

Our field review indicates the following items:

- Vacuum Islands on east side deleted – not a problem in our opinion to delete these from site plan. (no mandate to provide a certain number of units)
- Interconnection of pavement with Schlessingers Deli parking lot – I believe this was a previously accepted field change. We need further consider the concrete partitions. (I will discuss this with Jerry A and Mike B before bonds are released).
- Missing parking area lights (four, pole mounted) – This will need to be bonded for completion. (\$3000).
- Bollards missing at electrical and propane – this will require write off from fire inspectors.
- Handicapped parking signs – “No Parking Any Time” – these signs should be installed asap.
- Flag Pole (and flag) Missing – included in bonding with landscaping.
- Final Line striping – to be bonded since some striping is missing. (\$500)
- Propane storage at rear west side of property – will require Fire Inspector approval.

Based on the above, I would set the bond at \$11,000 and would require that the assigned Assistant Building Inspector and Fire Inspector write off on the handicapped sign, bollards and propane.

Mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100

- **Dumpster deletion – based on past experience, we will probably bond this and observe operation for 1 –2 years before release. (\$1500)**
- **Plantings – unable to be completed due to weather – to be bonded. (\$6000)**
- Additional lights installed on building – we do not believe this is any problem, as this doesn't adjoin a residential property.

2/22/2007

DISCUSSION

SUPER-SUDS_CAR_WASH_(01-39)

MR. ARGENIO: Super-Suds Car Wash, Route 207. Is somebody here to represent this?

MR. NORTON: Phil Norton from McCurio, Norton & Tarolli.

MR. ARGENIO: How are you?

MR. NORTON: Yes, this is a sketch prepared by our office, we're land surveyors and engineers.

MR. ARGENIO: I spoke to all the members and just to give everybody a little bit of background cause I went to different levels of suggestions with different people, I encourage everybody to do a site visit, there was quite a few things that were done that were changed that were driven by field conditions in the field on this application. Mark, correct me if I misspeak here on this please, quite a few changes driven by field conditions and they got to be quite a bit and Mike Babcock and Mark Edsall got a little nervous cause there was quite a few field changes. They called me and said or they asked me what I thought about the amount of changes, we talked about it, they're uncomfortable. I said look, why don't we visit these folks at the planning board level just to get everything squared away and wrapped up into a bow. The issue was as you folks know in the one corner of the parking lot near Schlesinger's Deli, no relation to Neil Schlesinger, Deli Depot in the back they paved a substantial area and they had these pre-cast concrete blocks lined up there. So the applicant asked me if I would come over for a field visit to look at it. Well, I went there for a field visit and the concrete blocks were lined up and my response was I'm only one member of the planning board but I don't think the blocks in

the condition that they're in, in the shape that they're in really look like a finished proper product like we'd have in New Windsor. But as I said, I'm only one member, there's four other people.

MR. VAN LEEUWEN: They looked like they were thrown there.

MR. ARGENIO: They looked like they were thrown there. So the owner and I discussed it a bit, Mike Babcock also was at that meeting and the owner elected to come, he said well, I'd rather come back to the planning board and present it to the planning board. My response was fine. In the interim between then and now, that owner phoned me and he says I have what I think is a great idea here, you know, you've stressed that the planning board strives to put green in the town, trees and bushes and things of that nature.

MR. VAN LEEUWEN: Cleans the air.

MR. ARGENIO: That's a good point, they tell you to put plants in your home to clean the air. So I said, so he said I'd like to suggest that we install those concrete blocks which have a finished side and a rough side, I'd like to install those concrete blocks in the shape of an island where there would be one concrete block on one side, one on the other and some distance in between them and they would be filled with topsoil and planted. And my response was I think that's a great idea to walk down middle ground and it will certainly be a reasonable solution for you to get the green in there, that was proposed on the original plan and it should be fairly economical and I understand he shared with me also that there was an issue with tractor trailers going from Deli Depot into the car wash parking lot and we had talked about the possibility of putting a raised island in there and the applicant pointed out to me that that could be problematic because the tractor trailers may very likely drive right through it. So

what he suggested was the same finished block with the finished face out, a flat top on top, am I correct?

MR. NORTON: That's correct.

MR. ARGENIO: You did meet the applicant, you do represent him tonight?

MR. NORTON: Absolutely.

MR. ARGENIO: The finished face on the sides, a flat top installed with a gap between the Deli Depot and the car wash and that would take anybody who's at the car wash that would like to go get a sandwich or anybody who's at the deli that would like to go wash their car it makes it so they don't have to go out on Union Avenue which I think is a great idea.

MR. BABCOCK: 207.

MR. ARGENIO: And as it turns out that same applicant owns both parcels so it's a relatively good solution.

MR. VAN LEEUWEN: How are you going to keep the soil from washing when it's watered, okay, from washing, going to put a plastic liner?

MR. NORTON: I imagine they're going to put a liner, they haven't told me that but they're going to have to put some kind of liner.

MR. ARGENIO: I'd like to make a suggestion and Mark follow me on this, Henry brings up a good point, Mark, maybe what should be used is some type of geotextile that will shed water where water can go through it so it doesn't end up being a tub of sorts.

MR. EDSALL: Landscape fabric.

MR. ARGENIO: It will keep the soil from washing out

through the joints because the joints aren't mortar joints and it will allow the water to percolate out so you don't make a tub and kill the greenery.

MR. VAN LEEUWEN: Very true.

MR. ARGENIO: Mike, have you taken a look at the sketch? It certainly is a sketch and it shows the plants.

MR. BABCOCK: I counted the plants, Mr. Chairman, they're proposing 152 which is quite the number, it's a mixture.

MR. NORTON: It was prepared by Osha (phonetic) Landscaping.

MR. ARGENIO: Neil, do you have something?

MR. SCHLESINGER: Just two little things, number one, where it says curb which borders on Route 207, there's a partial curb there, I just hope that--

MR. NORTON: You can see this plan, it's just a poor copy that they made but it's a mirror image.

MR. SCHLESINGER: Talk about this area here, the curb ends right here, I just want to make sure that this area here isn't going to wash out.

MR. NORTON: Oh, well--

MR. SCHLESINGER: Jerry, did you hear what I said? The curb, the west side I think the west side the curb ends so there's no curbing or anything there holding in the soil, whatever else they plan on doing and quite frankly, I'm familiar with the applicant and he takes a lot of pride in what he's doing and he's spending a lot of money and I just want to make sure that that area isn't manicured or landscaped in vain in that for heavy

rain or whatever it is it's not going to be a washout.

MR. ARGENIO: Are you making a suggestion?

MR. SCHLESINGER: No, I'm not a landscaper, I don't have a suggestion, just want to call it to their attention in that, you know, that it just won't wash out.

MR. NORTON: I'm guessing once it's established it won't wash out. If it becomes a problem we'll have to re-establish it.

MR. SCHLESINGER: My second comment, this is a generic comment, it goes for this applicant and any other applicant, I believe with what Henry said before in the sense with the wetlands we're not going to put a policeman there, I'm in favor of landscaping, I love landscaping, it's beautiful, we need it in the town as much as possible, I'd like to see it last, you're not going to put a policeman there and, you know, and I'd like landscaping to be maintained.

MR. ARGENIO: Okay, I had one other thing, Bill, what you also told me the applicant was in conjunction with this he would remove the two blocks adjacent to the Central Hudson transformer and install 2 six inch diameter bollards, that's not a surprise, we talked about that. The only question I have and it's truly a question to the other members is the 20 foot opening adjacent to 207 which I think the crossover is a great idea should that and again, this is a question to the members, should that opening be shifted towards the top of the page a bit to get away from 207? Mark, this is for you too or is it okay there?

MR. EDSALL: Well, the site plan if you look at the return on the curb that's supposed to be vacuum areas and parking spaces so the driveway is leading to the side door of the cars, they've got to move it back

behind the parking spaces.

MR. ARGENIO: I don't have any problem with that.

MR. EDSALL: Probably be 25 foot wide which is what we had recommended a while ago.

MR. ARGENIO: I'm sure they'd like that better.

MR. EDSALL: They were supposed to be vacuums so they have deleted them.

MR. ARGENIO: Bill, if you move it to here, right here that would be fine and make it 25 feet, I don't see a distance between the block either. How wide will it be?

MR. NORTON: He was mentioning 3 feet as the opening between the blocks.

MR. SCHLESINGER: The blocks are pretty wide, 8 and 3 is 11 feet.

MR. ARGENIO: Because the block are so big maybe make it 4 feet or so because the block are so big they'd take over, that's what you're saying, right?

MR. SCHLESINGER: Yes.

MR. ARGENIO: So why don't we have him make it four or five feet. Is that okay with you guys?

MR. GALLAGHER: That's what I was going to ask because we have, we're putting in there to handle 20 of these.

MR. ARGENIO: They're going to put this like this, just shift the opening, there will be less block because we increased the size of the opening to 25 feet so let's put it--

MR. VAN LEEUWEN: The opening between the blocks inside is 4 foot?

MR. ARGENIO: Well, Neil is suggesting that we should make it a little bigger because the block is so big.

MR. SCHLESINGER: I think three or four feet is okay, otherwise, you're going to have a 15 foot island, I don't want it too big, you've got 4 foot block, 4 foot block, that's 8 feet.

MR. ARGENIO: Are they that wide?

MR. BABCOCK: They're not 4 foot wide, they may be 4 foot long.

MR. ARGENIO: Why don't we say 4 1/2 feet wide between the block.

MR. VAN LEEUWEN: I'd say 4 feet is enough.

MR. ARGENIO: Make it 4 feet then. I'm not twisted up about it either, that's from the back of the block to the back of the block.

MR. NORTON: If we move this space back to here, do you want a couple blocks here?

MR. ARGENIO: I think you should, Bill. Make the opening 25 feet wide so there's some openings there, if the opening's 28 feet, that's fine, but not less than 25, if it's 28 feet that's fine, not less than 25. I really think that we covered all the issues, I think it's a pretty good solution.

MR. GALLAGHER: Was there a lighting issue?

MR. ARGENIO: The quantity of wall packs on the building, I don't remember the exact number, Danny, maybe Mark does, it went from like 3 to 8 or something

April 25, 2007

34

like that or 3 to 7 and they eliminated two poles,
don't quote me with the number. Anything else?

MR. SCHLESINGER: No.

MR. ARGENIO: Thank you. Always nice to see you. Have
a good night.

PLANNING BOARD
TOWN OF NEW WINDSOR


AS OF: 10/04/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-39
NAME: PETRO, JAMES
APPLICANT: BARBERA, BRIAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	2%OF \$68,700. INSPEC FEE	CHG	1374.00		
10/01/2004	REC. CK. #1015	PAID		1374.00	
		TOTAL:	1374.00	1374.00	0.00


10/1/04

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1013-2004

10/04/2004

Ultimate Super Sudz

Received \$ 125.00 for Planning Board Fees, on 10/04/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 01-39 approval See

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd
A [Disap, Appr

FOR PROJECT NUMBER: 1-39

NAME: PETRO, JAMES

APPLICANT: BARBERA, BRIAN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/04/2004	PLANS STAMPED	APPROVED
03/24/2004	P.B. APPEARANCE	APPROVED
	. ADJUST LANDSCAPE PLAN - NEED DOT APPROVAL - NEED COST	
	. ESTIMATE - NEED DUMPSTER DETAIL	
08/08/2001	P.B. APPEARANCE - PUB HEARIN	LA:ND CL.PH APP CON
	. APPROVE CONDITIONALLY - ADDRESS MARK'S COMMENTS OF 8/8/01 -	
	. NEED COST ESTIMATE - RECEIVED LANDSCAPING PLAN AT MEETING	
05/23/2001	P.B. APPEARANCE	SEND COORD LETTER
	. SCHEDULE MANDATORY PUBLIC HEARING - NEED TO MOVE DUMPSTER	
	. LOCATION - NEED DETAIL OF ENCLOSURE - NEED LANDSCAPE PLAN	
	. NEED LIGHTING DETAIL	
05/02/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/04/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-39
NAME: PETRO, JAMES
APPLICANT: BARBERA, BRIAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	REC. CK. #3936	PAID		750.00	
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	36.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	22.50		
03/24/2004	P.B. ATTORNEY FEE.	CHG	35.00		
03/24/2004	P.B. MINUTES	CHG	49.50		
09/02/2004	P.B. ENGINEER FEE	CHG	594.00		
10/01/2004	REC. CK. #1017	PAID		57.00	
		TOTAL:	807.00	807.00	0.00

10/4/04
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/04/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-39
NAME: PETRO, JAMES
APPLICANT: BARBERA, BRIAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
10/01/2004	REC. CK. #1016	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-39

NAME: PETRO, JAMES

APPLICANT: BARBERA, BRIAN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/14/2001	EAF SUBMITTED	/ /	
ORIG	05/14/2001	CIRCULATE TO INVOLVED AGENCIES	05/23/2001	SEND COOR LETR
ORIG	05/14/2001	LEAD AGENCY DECLARED	08/08/2001	TOOK LA
ORIG	05/14/2001	DECLARATION (POS/NEG)	08/08/2001	DECL NEG DEC
ORIG	05/14/2001	SCHEDULE PUBLIC HEARING	05/23/2001	SCHED. PH
ORIG	05/14/2001	PUBLIC HEARING HELD	08/08/2001	CLOSED PH
ORIG	05/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	05/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	05/14/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/2004

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-39
NAME: PETRO, JAMES
APPLICANT: BARBERA, BRIAN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	03/24/2004	FIRE PREVENTION BUREAU . SEE MEMO IN FILE	03/23/2004	GRANTED RELIEF
REV1	07/19/2001	MUNICIPAL HIGHWAY	07/24/2001	APPROVED
REV1	07/19/2001	MUNICIPAL WATER	07/23/2001	APPROVED
REV1	07/19/2001	MUNICIPAL SEWER	/ /	
REV1	07/19/2001	MUNICIPAL FIRE	07/19/2001	APPROVED
REV1	07/19/2001	NYS DOT	/ /	
ORIG	05/14/2001	MUNICIPAL HIGHWAY	05/21/2001	N/A
ORIG	05/14/2001	MUNICIPAL WATER	05/17/2001	APPROVED
ORIG	05/14/2001	MUNICIPAL SEWER	07/19/2001	SUPERSEDED BY REV1
ORIG	05/14/2001	MUNICIPAL FIRE . PHASE II LUBE CENTER - THERE IS NO INDICATION ON THE NUMBER . OF SERVICE BAYS THAT THE BUILDING WILL HAVE. THE SITE PLAN . DOES NOT SHOW THE REQUIRED 4 PARKING SPACES PER SERVICE BAY.	05/14/2001	DISAPPROVED
ORIG	05/14/2001	NYS DOT	07/19/2001	SUPERSEDED BY REV1



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BARBERA CAR WASH SITE PLAN
(LANDS OF PETRO)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3 – BLOCK 1 – LOT 21
PROJECT NUMBER: 01-39
DATE: 24 MARCH 2004
DESCRIPTION: THE PROJECT PROPOSES THE USE OF THE 1.25+/- ACRE PARCEL AS A
CAR WASH FACILITY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
23 MAY 2001 PLANNING BOARD MEETING, AND CONDITIONALLY
APPROVED AT THE 8 AUGUST 2001 MEETING. THE CONDITIONAL
APPROVAL LAPSED. THE BOARD RECENTLY REVIEWED THIS
APPLICATION AT THEIR
25 FEBRUARY 2004 MEETING.

1. The project is located in the NC Zoning District of the Town. The use is Special Permit Use #7 for the zone. I am not aware of any zoning changes since 2001 that would effect this application.
2. All previous comments have been addressed. I recommend consideration of site plan approval subject to the following:
 - Eliminate reference to "employee parking" for general use spaces required on site.
 - Acknowledgement of applicant that landscaping content will not change, with the final layout to be adjusted based on final configuration of site plan.
 - Receipt of approval from NYSDOT.
 - Submit acceptable bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-39-24Mar04.doc

REGIONAL OFFICES
• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

744-3805



RESULTS OF P.B. MEETING OF: March 24, 2004

PROJECT: Barbara Car Wash P.B. # 01-39

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y___N___

M)____S)____VOTE: A____N____

TAKE LEAD AGENCY: Y___N___

CARRIED: Y_____N_____

M)____S)____VOTE: A____N____

CARRIED: Y N

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y_____

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y___N___

APPROVAL:

M) 1 S) VOTE: A 4 N 0 APPROVED: 3/24/04

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS – NOTES:

- Adjust Landscape Plan
- Need D.O.T. Approval
- Need Cost Estimate
- Need Dumpster Detail

MERCURIO - NORTON - TAROLLI

Land Surveying - Engineering, P.C.

45 Main Street

P. O. Box 166 Pine Bush, New York 12566

845-744-3620 FAX: 845-744-3805

Alphonse Mercurio, L.S.

William G. Norton, L.S. (NY & PA)

E- Mail: mntpc@cs.com

John Tarolli, P.E., L.S.

Kenneth W. Vriesema, L.S.

March 30, 2004

Brian Barbera
Superior Auto Sales
997 Little Britain Road
New Windsor, NY 12553

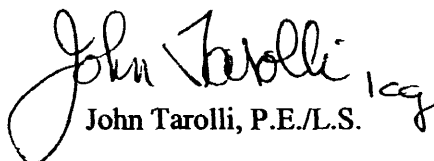
Re: Job No. 2743
1.2 Acre Site, 3-1-28
NYS Route 207
Town of New Windsor
Proposed Car Wash

Dear Brian:

Following is the estimate for the major site improvements for the captioned project:

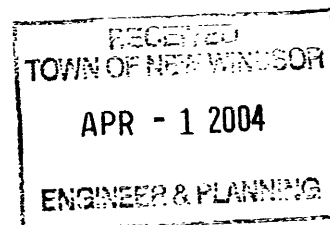
1) Lighting	\$5,000.00
2) Landscaping	6,000.00
3) Paving	50,000.00 39,000.00
4) Striping	1,000.00
5) Signs	700.00
6) Curbs	5,000.00
7) Dumpster/Enclosure	1,500.00
8) Sewer & Drainage	15,000.00
9) Water Service	1,500.00
10) Miscellaneous	<u>3,000.00</u>
Total	\$68,700.00

Very truly yours,


John Tarolli, P.E./L.S.

JT/cg

P.B. #01-39





**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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MARK J. EDSALL, P.E. (NY, NJ & PA)

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FAX: (845) 567-3232

E-MAIL: RHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

MEMORANDUM

(via fax)

2 September 2004

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: BARBARA SITE PLAN
PLANNING BOARD APPLICATION NO. 01-39**

Our office has reviewed the cost estimates submitted for the subject application. The project includes private site improvements.

Based on our review, the estimate is acceptable as submitted.

We recommend that the Private site improvement estimate be established at \$68,700. The inspection fee associated with this bond amount is \$1374.

Our time printout for the project is attached.

Contact me if you have any questions regarding the above.

**NWR1-39-Closure Memo 09-02-04
MJE/M**

REGIONAL OFFICES

**• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 610-296-2766 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •**

AS OF: 09/02/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 39

FOR WORK DONE PRIOR TO: 09/02/2004

TASK-NO	REC	--DATE--	TRAN	EMPI	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
1-39	237549	02/19/04	TIME	MJE	WS SUPERIOR	99.00	0.40	39.60			
1-39	238502	02/23/04	TIME	MJE	MC RET TAROLLI L/M	99.00	0.20	19.80			
1-39	238503	02/23/04	TIME	MJE	MC RET BARBARA DISC S/P	99.00	0.40	39.60			
1-39	238593	02/24/04	TIME	MJE	MC BARBERA S/P	99.00	0.50	49.50			
1-39	238595	02/24/04	TIME	MJE	MC MC/PETRO RE BARBARA	99.00	0.30	29.70			
1-39	241361	03/17/04	TIME	MJE	WS BRIAN BARBERA S/P	99.00	0.40	39.60			
1-39	241621	03/24/04	TIME	MJE	MM BARBERA S/P COND APP	99.00	0.10	9.90			
1-39	242982	03/24/04	TIME	MJE	MC BARBERA SITE PLAN	99.00	0.60	59.40			
								287.10			
1-39	242081	03/26/04			BILL 04-387					-227.70	
1-39	246394	04/28/04			BILL 04-459					-59.40	
										-287.10	
1-39	257432	07/14/04	TIME	MJE	MM 5' BLDG CHG APPD PB	99.00	0.10	9.90			
1-39	258334	07/14/04	TIME	MJE	MC PETRO CAR WASH S/P	99.00	0.40	39.60			
1-39	260865	08/05/04	TIME	MJE	MC CAR WASH CLOSEOUT	99.00	0.50	49.50			
								99.00			
1-39	260468	08/04/04			BILL 04-852 8/4/04					-49.50	
1-39	264040	08/30/04			BILL 04-957 8/30/04					-49.50	
										-99.00	
1-39	264314	09/01/04	TIME	MJE	MC Rev w/BM	99.00	0.20	19.80			
1-39	264322	09/01/04	TIME	MM	MC Cost Est rev	99.00	1.50	148.50			
1-39	264318	09/02/04	TIME	MJE	MC Barbera Closeout	99.00	0.40	39.60			
					TASK TOTAL			594.00	0.00	-386.10	207.90
					GRAND TOTAL			594.00	0.00	-386.10	207.90

February 25, 2004

28

BRIAN BARBERA CAR WASH (01-22)

MR. PETRO: Number 5 has been withdrawn by the applicant.

**Town of New Windsor
Fire Prevention Bureau**

**March 23, 2004
Special Meeting**

Present: Stephen Sager, Francis Bedetti, Robert Schultze, Peter Lawrence, Thomas Prendergast, Paul Decker and Shawn McGrath.

Not Present: Thomas Van Zandt

Others Present: John McDonald, Department Head – Fire Inspectors Office

Meeting was called to order at 7:00 P.M. by Chairman Stephen Sager.

AGENDA

Babera Car Wash – Section/Block/Lot: 3/1/21

Babera Car Wash is requesting relief from Town of New Windsor Fire Prevention Local Law Chapter 21-16A requiring a sprinkler system to be installed in the proposed construction for an addition currently under site plan review.

Appearing on behalf of Babera Car Wash were Brian Babera and Ben Scuderi.

Brian Babera reviewed the proposed construction for the car wash building design with board members. The new car wash was to be a slab on grade, block building, metal truss roof and metal roof that will be 5,632 square feet. Domestic water will be heated with propane. The building is primarily five (5) open car washing bays and a separate automatic car system enclosed in a tunnel configuration. After the presentation, Brian Babera and Ben Scuderi were excused from the meeting.

Board members discussed the configuration and reviewed New York State Building Codes. New York State Building Codes do not require a sprinkler system in car wash occupancies regardless of the building foot print size. Board members noted that this was a concrete block building with metal truss roof, no interior finishes, very low fuel load, limited occupancy and open structure.

Motion by Thomas Prendergast and seconded by Francis Bedetti that the Babera Car Wash located on tax parcel section/block/lot: 3/1/21 a 5,632 square foot construction consisting of a concrete block building with steel roof trusses be granted relief by being

exempt from the Town of New Windsor Fire Prevention Local Law Chapter 21-16A requiring a sprinkler system providing that occupancy use remain a car wash and the building not exceed one story in height.

Vote: All Ayes

There being no further business before the Fire Prevention Bureau a motion by Thomas Schulze and seconded by Shawn McGrath that the meeting be adjourned at 7:35 P.M.

Respectfully submitted

A handwritten signature in cursive script, appearing to read 'J McDonald', written in dark ink.

John McDonald,
Department Head – Fire Inspectors Office



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Writer's E-mail Address:
mje@mhhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 01-39

WORK SESSION DATE: 03-16-04

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: NO

PROJECT NAME: Barbara/Pepe Ca wall

REPRESENTATIVES PRESENT: Brian B.

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- dumpster end.
- ck bulk line.
- DOT emc/Rich B
- connect back to gas line
doesn't matter - still
in field

Rev.

plan rev 2-20-04 #4

STND CHECKLIST:

DRAINAGE ✓
DUMPSTER X
SCREENING
LIGHTING X
(Streetlights)
LANDSCAPING X
BLACKTOP X
ROADWAYS

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

APPROVAL BOX predated

PROJECT STATUS:

ZBA Referral: Y X N

Ready For Meeting by N

Recommended Mtg Date next

avail after
plans



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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JAMES M. FARR, P.E. (NY & PA)

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BARBERA CAR WASH SITE PLAN
(LANDS OF PETRO)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3 – BLOCK 1 – LOT 21
PROJECT NUMBER: 01-39
DATE: 8 AUGUST 2001
DESCRIPTION: THE PROJECT PROPOSES THE USE OF THE 1.25+/- ACRE PARCEL
AS A CAR WASH FACILITY. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 23 MAY 2001 PLANNING BOARD MEETING.
THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC
HEARING AT THIS MEETING.

1. The project is located in the NC Zoning District of the Town. The use is Special Permit Use #7 for the zone. The “required” bulk information on the plan is correct for the zone and use.
2. I have reviewed the resubmitted plan, and have the following comments:
 - a. A lighting plan with isolux curve plot has been provided. The lighting distribution looks fine; however, some additional building mounted fixtures may be of benefit on the west side of the site. Also, the two lampposts at the ends of the automated wash building may be more appropriately building mounted fixtures.
 - b. The handicapped parking detail should depict the additional sign required for the cross-hatched area, per a recent change to the State code.
 - c. No landscaping has been provided. A plan was previously requested.
 - d. All other comments have been addressed.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. This plan was referred to the NYSDOT for review and comment. I am not aware of any response.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/si
NW01-39-08Aug01.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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Writer's E-mail Address:
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 01 39

WORK SESSION DATE: 19 Feb 04 (Thurs) PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: re-submittal

PROJECT NAME: Barbara Car Wash

REPRESENTATIVES PRESENT: Brian

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

Reapproval needed
(need to fix plans
per 2001 comments)

STND CHECKLIST:

DRAINAGE
DUMPSTER
SCREENING
LIGHTING
(Streetlights)
LANDSCAPING
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date 2/25

for Reapproval

RESULTS OF P.B. MEETING OF:

August 8, 2001

PROJECT: Brian Barbera S.P.'s Site Pl. P.B.# 01-39

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) B S) K VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES ☒ NO__

M) B S) K VOTE: A 3 N 0 (1 abstain)
CARRIED: YES ☒ NO__ Petro

1 Abstain
(Petro)

Close
WAVE PUBLIC HEARING:

M) K S) B VOTE: A__ N__

Close
WAVED: Y 3 N 0

(Petro)
1 Abstain

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M) B S) K VOTE: A 3 N 0 APPROVED CONDITIONALLY: 8/8/01

1 Abstain (Petro)

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Address Mark's comments</u>
<u>Need cost estimate</u>
<u>Received Landscape plan at meeting</u>



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-39 Rev 1.

DATE PLAN RECEIVED: _____ RECEIVED _____

JUL 19 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

James Peter Jr. has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Town Water Is Available For this project

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. De 7-23-01
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUL 19 2001

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-39

Revision 1

DATE PLAN RECEIVED:

RECEIVED

JUL 19 2001

Please return by
8/6/01

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Albert Conly 7/24/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

BARBERA, BRIAN, SITE PLAN AND SEPCIAL PERMIT (01-39)

Mr. Brian Barbera appeared before the board for this proposal.

MR. PETRO: This project proposes use of 1.25 acre parcel as a car wash facility. This plan was previously reviewed at the 23 May, 2001 planning board meeting. The application is before the board for a public hearing at this meeting. I'm going to have to excuse myself, although I'm not involved with the business on this application, I do own the property, so I am going to step down and turn it over to Mr. Argenio.

MR. ARGENIO: Okay, Mr. Barbera.

MR. BARBERA: I'm proposing a 5 bay 100 foot tunnel car wash on Route 207 next to the Big Saver which was, used to be the Big Saver. Car wash is going to have five self-service bays and one 100 foot automatic soft cloth tunnel with 12 vacuums on the site and I think I responded to all the notes that you guys had at the last meeting as far as the lighting and the dumpster and the handicapped detail.

MR. ARGENIO: I see the bypass lane has been put in on the north side of the site?

MR. BARBERA: Yes.

MR. ARGENIO: Okay, the comments are fairly limited from the engineer. I think at this time, we're going to open it to the public. On July 18, 2001, 24 addressed envelopes went out containing the notice of public hearing for this application. We'll open it to the public at this point in time, if anybody would like to speak on behalf of this application, please stand up, state your name for the stenographer and your address and be recognized by the Chair. Let the record reflect that nobody has stood up or raised their hand. I'll entertain a motion to close the public hearing at this point.

MR. KARNAVEZOS: Make the motion.

MR. BRESNAN: Second it.

MR. ARGENIO: Motion has been made and seconded to close the public hearing on the Barbera car wash site plan.

ROLL CALL

MR. ARGENIO AYE

MR. BRESNAN AYE

MR. KARNAVEZOS AYE

MR. ARGENIO: We have seen this application several times, Mark, I'm looking at your comments here, is there anything here that you want to bring to our attention? I see something, tell me about 2C, Mark.

MR. EDSALL: 2C is a comment that we had previously suggested that the plan include some landscaping but we have not yet had a plan submitted.

MR. BARBERA: Sorry about that.

MR. ARGENIO: When did you acquire these?

MR. BARBERA: They just came back today.

MR. ARGENIO: Mark, have you seen this yet?

MR. EDSALL: We're both looking at it for the first time but Mr. Esposito is a recognized landscape architect and just by my first review, it does appear that he's done a fairly thorough job in providing landscaping.

MR. BARBERA: The site also has the, site has two natural boundaries as it is, you know, with the wooded area on the side and the whole back of the property.

MR. ARGENIO: Jim, do you have any commentary?

MR. BRESNAN: No.

MR. KARNAVEZOS: No, it looks fine.

MR. ARGENIO: Mark, we can, as this thing moves forward tonight, we can include this as part of the record drawings, can't we? Is there any reason?

MR. EDSALL: I see no reason, it's a properly prepared plan.

MR. ARGENIO: I interrupted you on item 2, I didn't mean to do that.

MR. EDSALL: I was just noting that that's really a suggestion I can work out with the applicant because I think they'll get a better use of their money if they eliminate the pole mounted lights and building mount those two. The way it's set right now, the shadow of the building is going to block all the light to the west so a couple wall packs may be a better investment.

MR. ARGENIO: On the west side?

MR. EDSALL: Well, they can actually end up probably for a cheaper cost put two on each side of the building, spend less money and get better light and have some lighting on the bypass road. Although the isolux curves show the light going to the west, it's not going to go through the building and procedurally, you should really assume the position of lead agency. We had circulated a copy of the plan to the DOT and attached to it was an indication in our comments that the planning board intended to assume lead agency, I believe you could assume that position tonight.

MR. ARGENIO: The wall packs are not entirely in lieu of the site, the other site lighting, are they?

MR. EDSALL: No, the two that are adjacent to the long drive-through tunnel, I would eliminate those, replace them with wall packs and close location on the building and then add one or two on the west side of that long building, probably overall going to cost less money and will do a better job. But the rest of the lighting is fine.

MR. ARGENIO: We have fire approval on 7/19/2001. Jim,

do you see anything else here, Jim Bresnan?

MR. BRESNAN: No, only the DOT hasn't responded, I think you saw that, I don't know how important that is at this point.

MR. ARGENIO: I think that's the--

MR. EDSALL: Yeah, they haven't responded. I did talk to, we can take lead agency if you do want to go as far as to considering an approval, you have to make it conditioned on receiving an approval from the DOT, not necessarily a permit, but an approval. I talked to DOT Poughkeepsie today, found out they've had a couple additional personnel changes in Newburgh so that might be the cause of the delay.

MR. ARGENIO: I'm aware of that, yes, seems to me there's plenty of sight distance over there. Tommy, do you have anything else?

MR. KARNAVEZOS: No.

MR. ARGENIO: I'll take a motion for lead agency.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. ARGENIO: Motion has been made and seconded by the New Windsor Planning Board that we take lead agency on the Barbera car wash site plan.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE

MR. ARGENIO: Item 4 is SEQRA, take a motion for negative dec on SEQRA.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. ARGENIO: Motion has been made and seconded for a negative dec under the SEQRA process. If there's no further discussion, I'll have roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE

MR. ARGENIO: This plan has been referred to the New York State Department of Transportation for review and comment. Mark brings up a good point in that there have been personnel changes locally and in Poughkeepsie of late. I don't see any other issues with this plan. I think we should entertain a motion for final approval subject to them getting approval from the New York State Department of Transportation for their access.

MR. EDSALL: And my comments.

MR. ARGENIO: Obviously and Mark's comments including the inclusion of the landscape plan we saw tonight and the resolution of the isolux curves.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. ARGENIO: Motion has been made and seconded for final approval for the Barbera site plan on Route 207 for the car wash. If there's no further discussion, I will have a roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.

WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.

JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W,
New Windsor, New York 1255
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

01-39

WORK SESSION DATE:

1 AUG 01

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Brian Barbera Car Wash

PROJECT STATUS: NEW ☐ OLD ☐

REPRESENTATIVE PRESENT:

nobody

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP. ☒

ENGINEER ☒

PLANNER ☐

P/B CHMN. ☐

OTHER (Specify) ☐

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

No Show

CLOSING STATUS

☐ Set for agenda

☐ possible agenda item

☐ Discussion item for agenda

☐ ZBA referral on agenda

pbwsform 10MJE98

-----X
In the Matter of Application for Site Plan/~~Subdivision of~~
Brian Barbera Car Wash

AFFIDAVIT OF
SERVICE
BY MAIL

On July 15, 2001, I compared the 24 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

18th day of July, 2001

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2002

~~Notary Public~~



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

June 11, 2001

Brian Barbera
Rt. 207
New Windsor, NY 12553

Re: 3-1-27.21

Dear Mr. Barbera,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw

CC: Myra Mason, PB

3-1-20

Verizon New York, Inc.
C/o Bell Atlantic
Property Tax Department
Room 3137, 1095 Ave of the Americas
New York, NY 10036 ✓

3-1-27.22

Newburgh Society for Prevention of
Cruelty to Animals
940 Little Britain Rd
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

3-1-22.1

Karen & Lawrence Byrd
15 Silver Stream Road
New Windsor, NY 12553 ✓

32-2-29.2

Philip Raiani
6819 High Knoll Drive
Sugar Land, Texas 77479 ✓

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553 ✓

3-1-22.2

Chester A. Palozzo Jr.
21 Silver Stream Rd.
New Windsor, NY 12553 ✓

32-2-30

Rose C.M. Sears
586 Riley Rd
New Windsor, NY 12553 ✓

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553 ✓

3-1-22.3

George Damiano & Roger Setya
P.O. Box 38
Parsippany, NJ 07054 ✓

32-2-31.12

Ronsar Real Estate, LLC
911 Little Britain Rd
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553 ✓

3-1-23.1

Jim Smith Chevrolet Sales, Inc.
P.O. Box 281
Walden, NY 12586 ✓

34-2-9

Georgene & Donald Gladstone
28 Browns Drive
New Windsor, NY 12553 ✓

3-1-23.2

Louis Saperstein
P.O. Box 305
Woodridge, NY 12789 ✓

34-2-10

Trevor & Marion Ryan Smith
26 Browns Drive
New Windsor, NY 12553 ✓

3-1-24

Carol & Charles Craft
128 Eustis Ave
Newport, RI 02840 ✓

34-2-12

Joseph Laporta
24 Browns Drive
New Windsor, NY 12553 ✓

3-1-25

Penny & James Stubbs
120 Meadow Ave
Newburgh, NY 12550 ✓

34-2-13

Marie & Erhart Kutsche
364 Elvin Street
Staten Island, NY 10314 ✓

3-1-26.1

Linda S. Pike
P.O. Box 272083
Fort Collins, CO 80527 ✓

34-2-14

Connie & Frank Jannotti
20 Browns Drive
New Windsor, NY 12553 ✓

3-1-26.2

Westage Development 207 LLC
2 Jefferson Plaza, Suite 100
Poughkeepsie, NY 12601 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

24

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
AUGUST 8, 2001 at 7:30 P.M. on the approval of the proposed
Site Plan/ and Special Permit for BRIAN BARBERA CAR WASH
(Tax Map #Section 3, Block 1, Lot 21)

Located at RT, 207. Map of
the Site Plan/ and Special Permit is on file and may be inspected at the Planning
Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the
Public Hearing.

Date: JULY 18, 2001

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

SEATTLE I

SEI

PLANNING BOARD
COPY

APPLICATION

Any site lighting system where clean, straight line, *crisp* appearance is desired.

CONSTRUCTION FEATURES

Housing—One piece die cast aluminum housing with tight radius edges. Door is also cast aluminum with concealed hinges and captive door screws. Standard flat clear tempered glass lens is secured with retaining clips and silicon adhesive. A continuous neoprene gasket seals the door to housing. Optional TR prismatic plastic lens in SEII, and AR prismatic glass refractor in SEIII are available. Polycarbonate vandal guard option available for flat lens units.

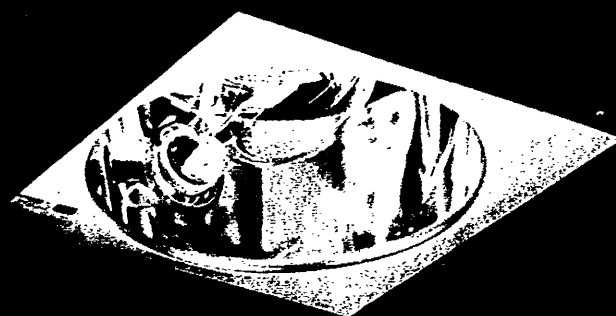
Optical Assemblies—Specular anodized aluminum reflectors provide types I, II, III, V-Square, V-Round and Forward Throw in SEI & II; types III, V-SQ, & FT in SEIII. The Forward Throw reflector in SEIII is 90° rotatable. Reflectors are mounted to housing with locking screws for easy access to ballast components.

Lampholder—Enclosed glazed porcelain mogul socket with spring loaded, nickel-plated center contact and reinforced lamp grip screw shell. High Pressure Sodium sockets are pulse rated.

Integral Ballast—Starting rated to -20°F. Ballasts for Metal Halide lamps are constant wattage autotransformer type. Ballasts for High Pressure Sodium are constant wattage autotransformer type using an electronic starter with starting rated to -40°F. All ballasts are high power factor. Wattages of 100 thru 1000.

Mounting Arm—for SEII & SEIII is 3 $\frac{3}{16}$ " x 4 $\frac{1}{16}$ " x 10" long extruded aluminum, supplied with (4) $\frac{3}{8}$ " rod and nuts, for easy field assembly of luminaire to pole. Mounting arm for SEI is 2" x 5" x 6" long extruded aluminum with $\frac{1}{4}$ " mounting bolts.

Finish—Standard baked-on enamel paint finish is dark bronze. Other finishes available.



Effective Projected Area 1.9

C.C.M.E.

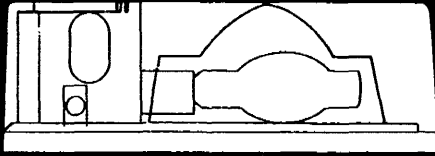
SPAULDING

LIGHTING, INC.

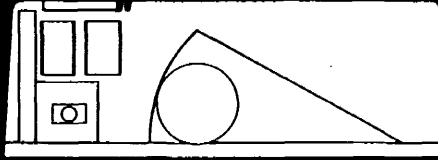
INDALUX

01-39

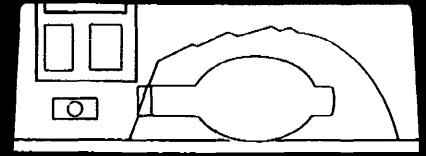
CONSTRUCTION



SEATTLE I

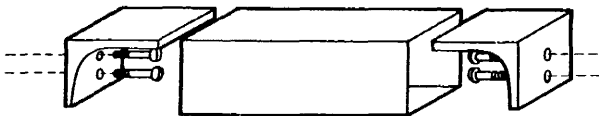


SEATTLE II

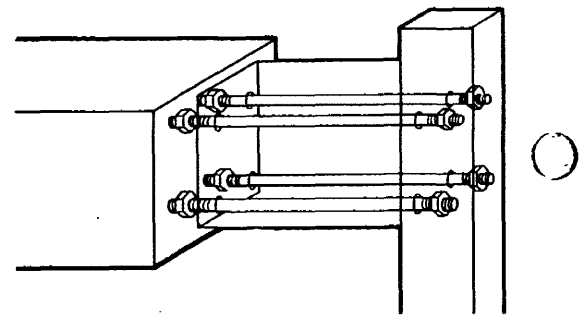


SEATTLE III

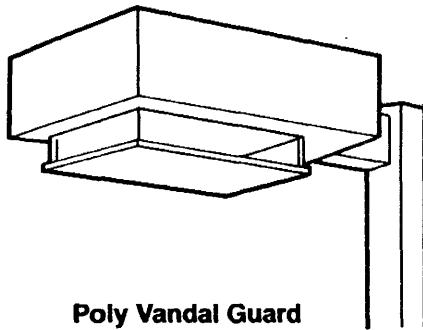
MOUNTING



SEI



SEII, III



Poly Vandal Guard

Poles

SQS 10'-35'

SQA 10'-30'

Refer to Pole Section of catalog.

SPAULDING
LIGHTING, INC.
INDALUX

CC: M.E.

01-39



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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(570) 296-2765
e-mail: mhpa@ptd.net

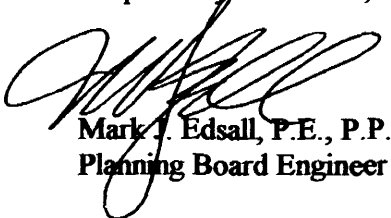
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BARBERA CAR WASH SITE PLAN
(LANDS OF PETRO)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3 – BLOCK 1 – LOT 21
PROJECT NUMBER: 01-39
DATE: 23 MAY 2001
DESCRIPTION: THE PROJECT PROPOSES THE USE OF THE 1.25+/- ACRE PARCEL
AS A CAR WASH FACILITY. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS.

1. The project is located in the NC Zoning District of the Town. The use is Special Permit Use #7 for the zone. The “required” bulk information on the plan is correct for the zone and use.
2. I have reviewed this initial plan submitted (in concept), and have the following comments:
 - a. The bulk table is incomplete. “Provided” values should be shown to verify bulk compliance.
 - b. The plan provides a number of parking spaces, but no cross-reference is made to the Code requirements. (also see next comment).
 - c. The plan depicts a “Phase II Lube Center”. Although it is useful to discuss this “future possibility” with the Board, this is not part of the application, nor is any parking provided, for this lube center. It should be removed from the plan.
 - d. Striping and lane delineation on the pavement (for stacking, etc.) should be required, and depicted on the plan.
 - e. The plan addresses materials and requirements for the DOT entrance, but is silent to the interior materials requirements. Provide a detail and specifications for all non-DOT site work.

- f. A dumpster enclosure detail should be provided.
 - g. A sign detail should be provided.
 - h. A lighting plan (isolux curve plot) and fixture details should be provided.
 - i. A landscaping plan should be submitted.
 - j. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.
- 3. The Planning Board may wish to authorize a Lead Agency coordination letter to start the SEQRA review process.
 - 4. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.
 - 5. Submittal of this application/plan to the NYSDOT and NYSDEC will be necessary.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-39-23May01.doc

BARBERA, BRIAN SITE PLAN (01-39)

MR. PETRO: Lands of Petro which happens to be myself, I don't have anything to do with the actual business but I do own the property so I will excuse myself and turn the board over to Mr. Lander, the Vice Chairman. But I will return for the next one.

Mr. Brian Barbera appeared before the board for this proposal.

MR. LANDER: Proposes use of one and a quarter acres as a car wash facility. Plan was reviewed on a concept basis only, means that it was at a workshop. Mr. Barbera, state your case.

MR. BARBERA: I propose a 5 bay self-serve bay car wash with 100 foot tunnel, automatic tunnel. The first self-serve bay is a little larger than the other four because in the future, we plan to put a self, it's a machine that just does the car itself and machine moves, it's called a Vector, machine moves and the car doesn't. And then the other four bays would be self serve. There's a building on here that's going to be taken off Phase 2 Lube Center, that will be taken off and according to the stacking, I guess we have plenty of stacking, seems to be plenty of room there and when they went to the workshop, they just asked me to put an extended curb in and so everything looks pretty good and the drainage is going to be like a sheet flow to the back.

MR. LANDER: And you're going to have it paved?

MR. BARBERA: Yes.

MR. LANDER: Now, this hasn't been to DOT yet?

MR. BARBERA: No.

MR. ARGENIO: This is the property adjacent to Big Saver, is that right?

MR. BARBERA: Across from the Westage building.

MR. BABCOCK: Brian, all these smaller units are going to be self washing?

MR. BARBERA: Yes there's five of them. They're all going to be fully automatic car washes. You do it yourself, the one closest to the hundred foot tunnel that's a little larger for a future, the machine will do it for you, but the car doesn't drive through.

MR. BABCOCK: Like the one at Mobil and the machine goes around the car and then the tunnel one is the fully automatic?

MR. BARBERA: Right and we put a, on the side of the tunnel, I have a, you know, an escape route just in case this guy is in line and he doesn't want to stay there so.

MR. LANDER: Now, the 50 by 10, right off that we'll call it the automatic wash, proposed office storage.

MR. BARBERA: Yes, that's where all the mechanics will go for both bays and the hundred foot tunnel everything goes in that room, plus there's enough room for our office in there.

MR. ARGENIO: I don't understand the--

MR. LANDER: This project is located in an NC zone, you're going to need a special permit for this, so that means you have to have a public hearing and the required bulk information on the plan is correct.

MR. ARGENIO: I was going to say I don't understand the use of the escape route, as you call it.

MR. BARBERA: Well, if the cars are all, if I have all the stacking, the cars are stacked and this guy decides he doesn't want to wait anymore or his car does breakdown or something happens, we can either push the car off or he can go around that way instead of trying to back out if it's busy.

MR. ARGENIO: How does the fifth guy in line line drive through the cars waiting to go into the bay?

MR. BARBERA: He would have to wait until that point, But if he just says I don't want to or, you know, your price is too low, I don't want, I want to pay more, he leaves.

MR. BABCOCK: Brian, is there any way we can find a better location for the garbage dumpster instead of out front in view of the Route 207?

MR. LANDER: Where is the dumpster?

MR. BABCOCK: See right out in front there?

MR. EDSALL: Straight ahead of the driveway.

MR. BARBERA: Well, yeah, we'll put it in the back.

MR. LANDER: You're going to have to hide that. What's the building construction going to be, metal?

MR. BARBERA: Metal, yes.

MR. LANDER: Block?

MR. BARBERA: Both, the interior walls of these bays will probably be block.

MR. LANDER: You're going to have a knee wall?

MR. BARBERA: Yeah, 4 foot wall.

MR. LANDER: We're going to need a detail for the dumpster enclosure.

MR. ARGENIO: Landscaping?

MR. LANDER: We'll have to see a landscaping plan, that's for sure. And on the landscaping plan, we have room for a flag pole?

MR. BARBERA: I think it's on there.

MR. LANDER: Okay.

MR. BABCOCK: Maybe we can switch the dumpster and the flag pole, put the flag pole in the front and dumpster in the back.

MR. BARBERA: He put the dumpster in the front?

MR. ARGENIO: I think the idea is that when the patrons come in, they're supposed to--

MR. BABCOCK: I'm looking at this, okay, sorry.

MR. ARGENIO: Empty their refuse out there. You got that, Mike?

MR. BABCOCK: Yeah.

MR. BARBERA: There will be garbage cans, see the vacuums, there will be garbage cans in the middle of the vacuums or they might be sunken into the enclosed, into the vacuum area.

MR. LANDER: I imagine these here with the spokes on them are lights, Mr. Edsall, these lights that he has, they're 150 watt halogen?

MR. ARGENIO: We don't want anything too glaring there.

MR. EDSALL: I have no idea what kind of fixtures, to be honest with you.

MR. LANDER: So we're going to have to let Mr. Edsall review that, I don't think we need a lighting plan.

MR. EDSALL: If we can get a detail on the lighting, get some more information, it would help.

MR. BARBERA: And the front vacuums on 207, they're canopied and they light up.

MR. LANDER: But he's going to want to know about the lighting, you're going to have to see the landscaping plan, we need a sign detail as you know, the sign can't be over a certain size.

MR. LANDER: We're going to need a handicapped detail.

MR. ARGENIO: I was going to say I don't know how much further we can actually go with this tonight, I think Mark has touched on a lot of these things, these miscellaneous things that people tend to miss.

MR. LANDER: Where is the entrance to that Westage building?

MR. BARBERA: I think it's directly across from this one.

MR. LANDER: We're going to sheet flow all the water into the grass area in the rear?

MR. BARBERA: Correct.

MR. LANDER: You need any DEC permits for this, for the car wash?

MR. BARBERA: Well, for the sewer, I plan on tunneling under the road.

MR. LANDER: You're going to reuse your water?

MR. BARBERA: Oh, reclaim, yes, absolutely.

MR. ARGENIO: You're going to bore under the stream for the sewer?

MR. BARBERA: I think so, I think we're going to do that.

MR. LANDER: Anything else you see there?

MR. KARNAVEZOS: No.

MR. LANDER: We're going to want to see the striping on here to control the traffic inside the site, you can stack quite a few cars here.

MR. KARNAVEZOS: You'll have some lines into where the automatic is and then lines in between for the bays to kind of line them up.

MR. BARBERA: Yeah, absolutely.

MR. KARNAVEZOS: For the most part, everybody is going to be coming out through here and around so you're not going to have too much cross traffic towards the back.

MR. BARBERA: Hopefully not.

MR. ARGENIO: Mr. Vice Chairman, is there any notes up on the dais to the nature or the disapproval of the Board of Fire Prevention?

MR. LANDER: Municipal fire disapproved, Phase 2 Lube Center is on there, it has to be taken off, there's no indication on the number of service bays that the building will have, the site plan does not show the required 4 parking spaces per service bay. So that's going to come off so that disapproval will probably be wiped out and nothing from DOT that hasn't been sent, that municipal water has been approved and nothing on sewer.

MR. ARGENIO: I didn't have anything else.

MR. LANDER: Okay, gentlemen, anything else?

MR. EDSALL: You could take care of number 3.

MR. LANDER: Coordination letter, need that in the form of a motion for a lead agency coordination letter.

MR. ARGENIO: Make the motion.

MR. BRESNAN: Second it.

MR. LANDER: Motion has been made and seconded that the New Windsor Planning board authorize a lead agency coordination letter to start the SEQRA review process. Is there any further comments from the board? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE

MR. KARNAVEZOS AYE
MR. LANDER AYE

MR. LANDER: We're going to need a public hearing as pursuant to paragraph 4835A of the Town Zoning Local Law, I need a motion.

MR. ARGENIO: I move we schedule the public hearing.

MR. BRESNAN: Second it.

MR. LANDER: Motion's been made and seconded that the New Windsor Planning Board under paragraph 4835A of the Town Zoning Law hold a public hearing for the special permit for this plan.

ROLL CALL

MR. ARGENIO AYE
MR. BRESNAN AYE
MR. KARNAVEZOS AYE
MR. LANDER AYE

MR. LANDER: Also, Brian, this has to be submitted to DOT and DEC.

MR. EDSALL: If there's an extra copy of the plan, I can make the referral of the plan to DOT, traffic and safety.

MR. LANDER: That's as far as we can go.

know it as well as I do.

MR. LANDER: One of the reasons why you had the landscaping and parking situated the way it is so that people didn't pull in and back out, that was whether he used it for car spots here for the display or not, that's why we set it up that way originally.

MR. BABCOCK: And he did landscape a big section in the front up by 207 that doesn't call for it on the plan, he did put a nice landscaping section in up there.

MR. ARGENIO: Where people can see it.

MR. LANDER: Did you see that? All I see is cars.

MR. BABCOCK: Right after the last car, Mr. Chairman.

MR. LANDER: Oh, it's on the other guy's property.

MR. ARGENIO: Which lot were you looking at, the third one or fourth one?

MR. PETRO: Mike, can you take care of it?

MR. BABCOCK: Yes, sir.

MR. PETRO: Good luck.

DISCUSSION

BARBERA, BRIAN SITE PLAN AMENDMENT - ROUTE 207

Mr. Brian Barbera appeared before the board for this discussion item.

MR. PETRO: Mike, he has an existing site plan, he wants to make some changes to it?

MR. BABCOCK: Yes, Mr. Chairman.

MR. PETRO: Do you have a plan with you, Brian?

MR. BARBERA: Yes.

MR. PETRO: Do you have enough plans to pass around or put it on the board?

MR. BARBERA: I can put it on the board.

MR. LANDER: Where are we with this?

MR. BARBERA: That's the building that I built.

MR. LANDER: On Weather Oak Hill?

MR. BARBERA: Yes, problem is I own this property here, okay, now, the amount of snow we had this year, I had nowhere to put it, if I would have put a fence up here, if I put a fence up here, there's nowhere for me to push the snow. I have to remove it.

MR. PETRO: Excuse me one second, why don't you tell us how you want to amend that site plan?

MR. BARBERA: No fence here, I want to have the parking the way the parking is along my building here, I want to just continue it all the way through to the end of this building.

MR. PETRO: Isn't here parking there now?

MR. BABCOCK: The site plan that he got approved by this board a few years ago, he's built this building,

now we're getting to the point of finishing up the site plan, there's some site plan issues that he doesn't feel he can comply with and we have told him you have to comply with so he's here tonight saying that one of the issues is that there is a residential house, well, it's not a residential house completely, but there's an apartment in the house that borders him and that apartment you asked for a fence between him and that apartment, he owns that.

MR. LANDER: For screening?

MR. BABCOCK: Right, he happens to own that piece of property so he needs to be able to put the snow, he has no place to put the snow because the property line is where the fence is.

MR. PETRO: What kind of fence, chain link?

MR. BABCOCK: Stockade.

MR. PETRO: You own both sides of it?

MR. BABCOCK: Yes.

MR. LANDER: The fence is up?

MR. BABCOCK: No, he doesn't want to have to put the fence up, that's one of the issues that he's here for tonight, some landscaping that we have asked him to put in, there's a landscaping patch that's--

MR. LANDER: Is there a car in the spot?

MR. BABCOCK: Basically, yes, it's where he pulls in and out, it's, I somewhat agree with what he wants to do, except the plan calls for the landscaping area that you guys wanted. There's landscaping along the building, right, Brian, there's one section along the building that he put that in, he's not going to fit a car there without the car sticking out into the road.

MR. LANDER: Because there's a sidewalk.

MR. BABCOCK: Right, there's a sidewalk and whatever.

MR. LANDER: And right now, the cars are not parking into the building?

MR. BARBERA: Right now.

MR. BABCOCK: Right now they are.

MR. LANDER: They're backing out into Weather Oak Hill. Site plan reflects the cars parking in front of that building and backing out into Weather Oak Hill, is that what you're telling me cause I can't see the plan from here really.

MR. PETRO: If it was just the fence itself, I think under discussion, we can say we'll remove that, make a note on the master plan that will be the end of it, but we're going to start removing landscaping.

MR. BARBERA: It's not there, Jim.

MR. PETRO: But it's on the plan so we're going to be removing it from the plan is what you're saying.

MR. BABCOCK: Right, well, I mean, this is what he's here for tonight to discuss that, if you tell him no, then he's got to put it in. This fence area here, he owns both properties and I understand that.

MR. LANDER: Right, at some point in time, maybe he won't, maybe he'll sell it.

MR. BABCOCK: This landscaping here and this piece of landscaping here is not there, here he can pull cars in right now he wants to pull cars in this way. With the sidewalk here, he can't do that.

MR. ARGENIO: And eliminate the landscaping?

MR. LANDER: This one right here.

MR. ARGENIO: In two spots, all two spots on the whole property.

MR. LANDER: This one here, too.

MR. BABCOCK: Right.

MR. KARNAVEZOS: What purpose will that serve by taking that out?

MR. BARBERA: There's landscaping up higher on the road, 207.

MR. LANDER: Now, Brian, you own this now but down the road, you might not own it. You might say well, let me sell that. The only other way I would say about taking that fence out of there, combine with this lot, I know it's a hardship. What's over on this side?

MR. BARBERA: Fence.

MR. BABCOCK: Can't, I think combining the lots would be a problem. That's an R-4 zone somewhere there, I think the zone changes from NC to R-4, I'm not sure where.

MR. LANDER: You want to park cars here?

MR. PETRO: Remove the fence now he owns both parcels. If he wants to sell the one parcel, they would be buying it knowing there's going to be a used car lot next door, so they'd know there's no fence there. So if you're buying it knowing that.

MR. LANDER: Self-inflicted hardship.

MR. PETRO: They're buying it the way it is, you follow me? I'm more concerned with the procedure of this, Mike, I need help with this or Mark with the procedure of it, we say okay, remove the one spot of landscaping, do we need an amended site plan, going to have to make an application?

MR. BABCOCK: No, if you gentlemen agree with what he is proposing to do, it's not a problem with us. We can handle it, we'll just put a note or a letter to the file and a memo to the file.

MR. PETRO: If he already owns it, you know, he's,

somebody later buys it, well, there's no fence there and they know when they buy it.

MR. LANDER: All right, the fence, the landscaping and this has to stay, it's only five feet.

MR. LANDER: We made him do this here so they wouldn't back out into Weather Oak here. To me, two wrongs don't make a right. We're backing out here now that's why we had him do this, otherwise, we're going, we would have let him back out before.

MR. BABCOCK: Mr. Chairman, those parking spots, I can vouch for the applicant that they're not a customer parking spot, they're a display spot. So it's not like a car is going to be coming in and out, basically, if he sells a car or rents a car or whatever he's got a car on display, it will be moving.

MR. PETRO: Very limited property here, so he really needs it for a display spot, this, I don't see as being a, other than just a plow.

MR. BARBERA: Absolutely no parking there and there never is here, these are parking.

MR. PETRO: Like we did with Jim Smith Chevrolet, why do you want to remove the little one there?

MR. BARBERA: It's just blacktop there and it's the end of the spot, it's the end of the road, I mean, if I put this here.

MR. BABCOCK: It's like out in the middle of nowhere, if you go there, the site next to him, the driveway is blacktopped.

MR. PETRO: It would be an island of three bushes.

MR. KARNAVEZOS: There's no curb or nothing?

MR. PETRO: Three bushes in the middle of nowhere.

MR. BARBERA: I have an island, I can put the bushes in, this is a curbed island.

MR. LANDER: I don't think we'll see them back there.

MR. KARNAVEZOS: The only thing I would be concerned about if you took this out then next thing you know people are going to try and park and fit another car and they're going to be real tight for the road. That would be my only thing.

MR. BARBERA: If I put a temporary chain, a pole, a pole with a chain.

MR. PETRO: It will get smashed over.

MR. KARNAVEZOS: Take 6 x 6's, make a flower bed and forget about it. I think that's what's going to end up happening. You're going to end up with somebody trying to create an extra parking space. I do know where you are, too, and like Mr. Babcock said, too, these cars will sit there for three, four days at a time, very rarely move out, nine times out of ten, they're all backed in anyway.

MR. PETRO: Why don't you do that, Brian, put 6 x 6's or something there, put the three plants in it and remove that one and be all set. Where is the sidewalk though?

MR. LANDER: Here's the sidewalk.

MR. PETRO: You don't want to put the sidewalk in?

MR. BABCOCK: It's completely blacktopped now.

MR. LANDER: What is it supposed to be, concrete?

MR. BARBERA: No, pavement.

MR. PETRO: It's paved.

MR. BABCOCK: Once he parks a car there, it's not usable, it's two different businesses and what basically when the site plan was drawn up in my mind, they used it where if they rent the front office, you'd go to the back office, typically, you're not doing

that.

MR. LANDER: Where do they enter the building from the parking lot or from the sidewalk?

MR. BABCOCK: Parking lot.

MR. LANDER: We had the sidewalk so they can walk from this building to this building, that's why we had him put it in.

MR. BARBERA: But it's two separate, I understand it's two separate businesses, though.

MR. PETRO: That's the only change to the plan is the fence and two pieces of landscaping?

MR. BARBERA: Correct.

MR. PETRO: Do you agree with that?

MR. BABCOCK: Yes.

MR. LANDER: And the parking to go in. The sidewalk is not supposed to be concrete, the one in the building we're talking about, it says paved walk.

MR. BARBERA: That was existing.

MR. BABCOCK: There's one concrete walk there, the others are all paved.

MR. LANDER: There's not much room to landscape in between the sidewalk and the building.

MR. BABCOCK: The sidewalk is against the building.

MR. ARGENIO: Ronny, while I'm, you know, against making tremendously sweeping changes, you know as well as I do either maybe not a lot of thought went into it initially or maybe the exact flow patterns and such on the site weren't exactly what he had anticipated and how can you hate somebody for wanting to make, hold it against them for wanting to make some minor changes subsequent to the approval. I mean, that happens, you

RESULTS OF P.B. MEETING OF: May 23, 2001

PROJECT: Barbara, Buair S.P. P.# 01-39

LEAD AGENCY: Petro Abstaris

Special Permit
NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y ☒ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

2. TAKE LEAD AGENCY: Y ☐ N ☐

CARRIED: YES ☐ NO ☐

M) A S) B VOTE: A 4 N 0

CARRIED: YES ☒ NO ☐

WAVE PUBLIC HEARING: M) A S) B VOTE: A 4 N 0 WAVED: Y ☐ N ☒

SCHEDULE P.H. Y ☒ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED CONDITIONALLY: ☐

NEED NEW PLANS: Y ☐ N ☐

DISCUSSION/APPROVAL CONDITIONS:

<u>Need DOT</u>
<u>Need Spec. Permit fee</u>
<u>Move dumpster location + detail of enclosure</u>
<u>Need Landscaping Plan</u>
<u>Need Lighting detail</u>

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#505-2001**

05/31/2001

#01-39 Special Permit App Fee
597 Little Britain Rd. Corp

**Received \$ 100.00 for Planning Board Fees on 05/31/2001. Thank you for stopping
by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/14/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-39
NAME: PETRO, JAMES
APPLICANT: BARBERA, BRIAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	REC. CK. #3936	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00

Susan Zuppelle

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#436-2001

05/14/2001

01-39 Application See
597 Little Britain Rd Corp

Received \$ 100.00 for Planning Board Fees, on 05/14/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: July 19, 2001

SUBJECT: Car Wash- Little Britain Road

Planning Board Reference Number: PB-01-39

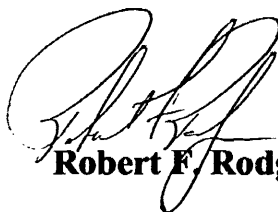
Dated: 19 July 2001

Fire Prevention Reference Number: FPS-01-049

**A review of the above referenced subject site plan was conducted on
19 July 2001.**

This site plan is acceptable.

Plans Dated: 28 June 2001 Revision 2


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAY 14 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-39

Please return
by 5/21/01

DATE PLAN RECEIVED: _____ RECEIVED

MAY 14 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

Does not ask

Myra Mason 5/21/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-39**

DATE PLAN RECEIVED: RECEIVED
MAY 14 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
James Petro has been

reviewed by me and is approved ✓

~~disapproved~~ _____

If disapproved, please list reason _____

Water is available for this property

HIGHWAY SUPERINTENDENT DATE

Steve D. D'Amico 5-17-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 14, 2001

SUBJECT: Petro Site Plan

Planning Board Reference Number: PB-01-39

Dated: 14 May 2001

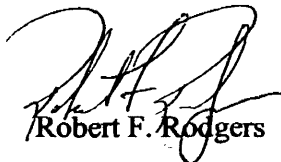
Fire Prevention Reference Number: FPS-01-030

A review of the above referenced subject site plan was conducted on 14 May 2001, with the following being noted:

- 1) Phase II Luke Center – There is no indication on the number of service bays that the building will have. The site plan does not show the required 4 parking spaces per service bay.

This site plan is rejected.

Plans Dated: 11 May 2001 Revision 1.



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

01-39

WORK SESSION DATE:

2 May 01

APPLICANT RESUB.

REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME

Petro Car Wash

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Brian Baker

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- NC
- vacant lot next to gas station -
 - 5 bay + 1 Auto (Poss catch 1 bay to Auto drive)
 - elim drive
 - 4 spaces + stacking for 7 vehicle
 - add 2 spaces
 - lighting - landscaping
 - add curb in front
 - " " in front
 - sewer under silver stream
- Petro owns property

CLOSING STATUS

Set for agenda

X possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98

RECEIVED

MAY 14 2001



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 3 Block 1 Lot 21

1. Name of Project CAR WASH
2. Owner of Record James Petro Phone 565-0749
Address: P.O. Box 928 Wald Gate N.Y.
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Brian Barbera Phone 567-1751
Address: 917 Little Britain Rd New Windsor N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Mercurio Norton & Torol. Phone (914) 744-3620
Address: P.O. Box 166 45 main street. Pine Bush
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney David Kinter Phone 567-3126
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Brian Barbera 567-1751
(Name) (Phone)
7. Project Location:
On the North side of 207 feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)
8. Project Data: Acreage 1.25 Zone NC School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes X no _____

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

14 DAY OF May 2001

Mary Ann Hotaling

NOTARY PUBLIC

MARY ANN HOTALING
Notary Public, State of New York

*****Notary Public No. 05062877*****

*****Qualified in Orange County*****

TOWN USE ONLY: Commission Expires July 8, 2002

RECEIVED

MAY 14 2001

DATE APPLICATION RECEIVED

Brian P. Barbera
APPLICANT'S SIGNATURE

BRIAN P. BARBERA
Please Print Applicant's Name as Signed

775-295-276

01-39

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JAMES PETRO JR., deposes and says that he resides
(OWNER)

at 42 MAHARAY LAKE in the County of Orange
(OWNER'S ADDRESS)

and State of N.Y. and that he is the owner of property tax map

(Sec. 3 Block 1 Lot 21)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

BRIAN BARBERA
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/1/01

[Signature]
Witness Signature

[Signature]
Owner's Signature

[Signature]
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.** RECEIVED

MAY 14 2001

01-39

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10) (*adjoiners*)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

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MAY 14 2001

01-39

PROPOSED IMPROVEMENTS

- 22. ☒ Landscaping (by others)
- 23. ☒ Exterior Lighting
- 24. ☐ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☒ Loading Areas
- 28. ☒ Paving Details (Items 25 - 27)
- 29. ☒ Curbing Locations
- 30. ☒ Curbing through section
- 31. ☐ Catch Basin Locations
- 32. ☐ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☒ Refuse Storage
- 35. ☐ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. ☐ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☐ Front Building Elevations (BY OTHERS)
- 42. ☒ Divisions of Occupancy
- 43. ☐ Sign Details (BY OTHER)
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☒ Building Coverage (% of total area)
- 48. ☒ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☒ Open Space (% of total area)
- 52. ☒ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required

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MAY 14 2001

01-39

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:

X. T. Qualli PE/LS
Licensed Professional

5/11/01
Date

RECEIVED

MAY 14 2001

01-39

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 5-11-01

NAME: Brian Barbera TELE: ()

ADDRESS: 997 Little Britain Rd
New Windsor N.Y. 12553

TAX MAP NUMBER: SEC. 3, BLOCK 1, LOT 21
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

α
YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

YES

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

AMOUNT OF DEPOSIT \$ _____ TOTAL CHARGE \$ _____

RECEIVED
MAY 14 2001

01-39

PROPERTY LINE & CORNER

SET 58" ROW ROD WITH PLASTIC ID CAP
AT THE PROPERTY CORNER

UTILITY LINE AND POLE

ADJOINER'S PROPERTY LINE

LIBER OF DEEDS, PAGE

TAX MAP DESIGNATION

STONE WALL

WIRE FENCE

WATERCOURSE

HYDRANT

WATER LINE VALVE

EXISTING CULVERT & SIZE

PROPOSED CULVERT & SIZE

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

ZONING MIN. SETBACK LINE

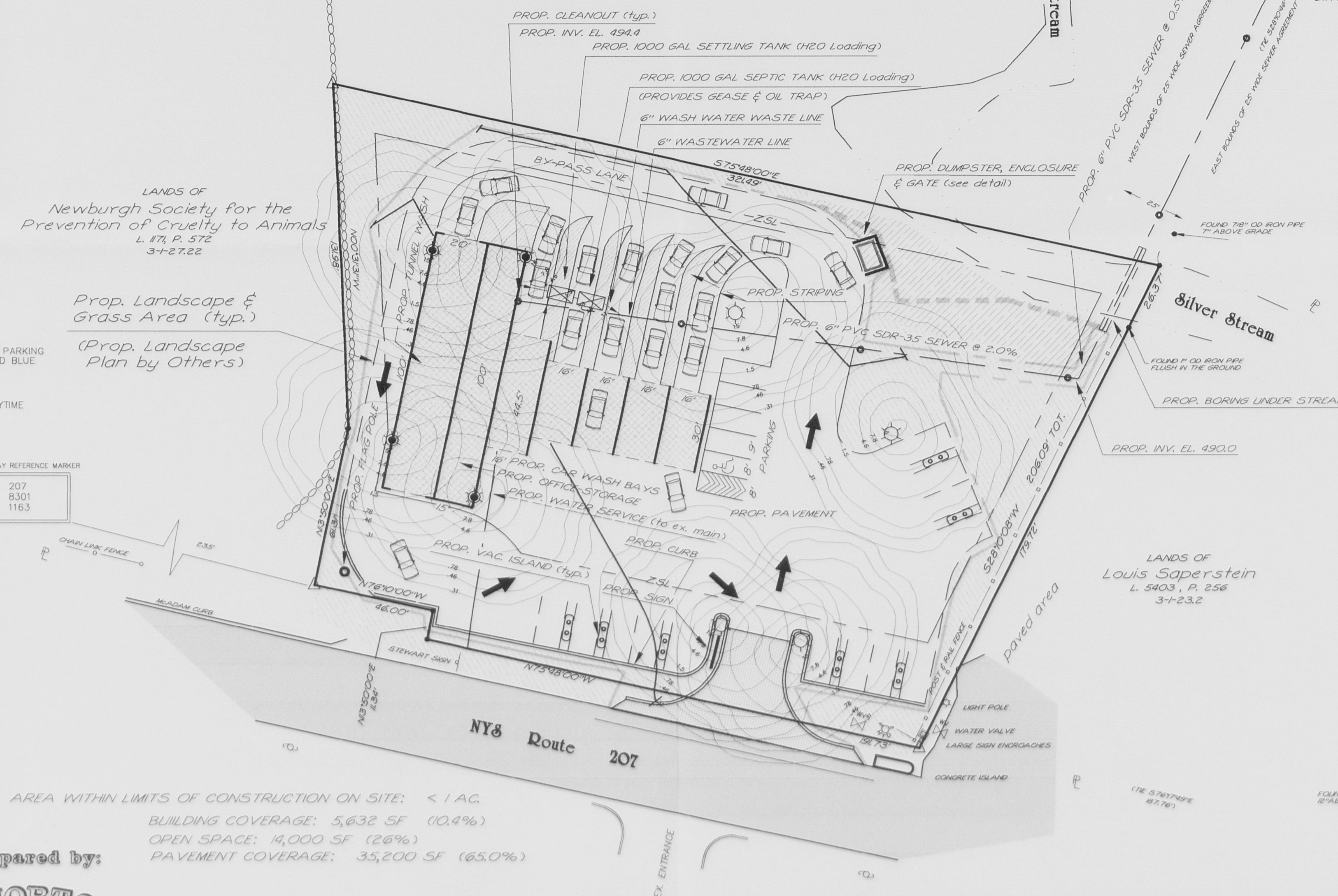
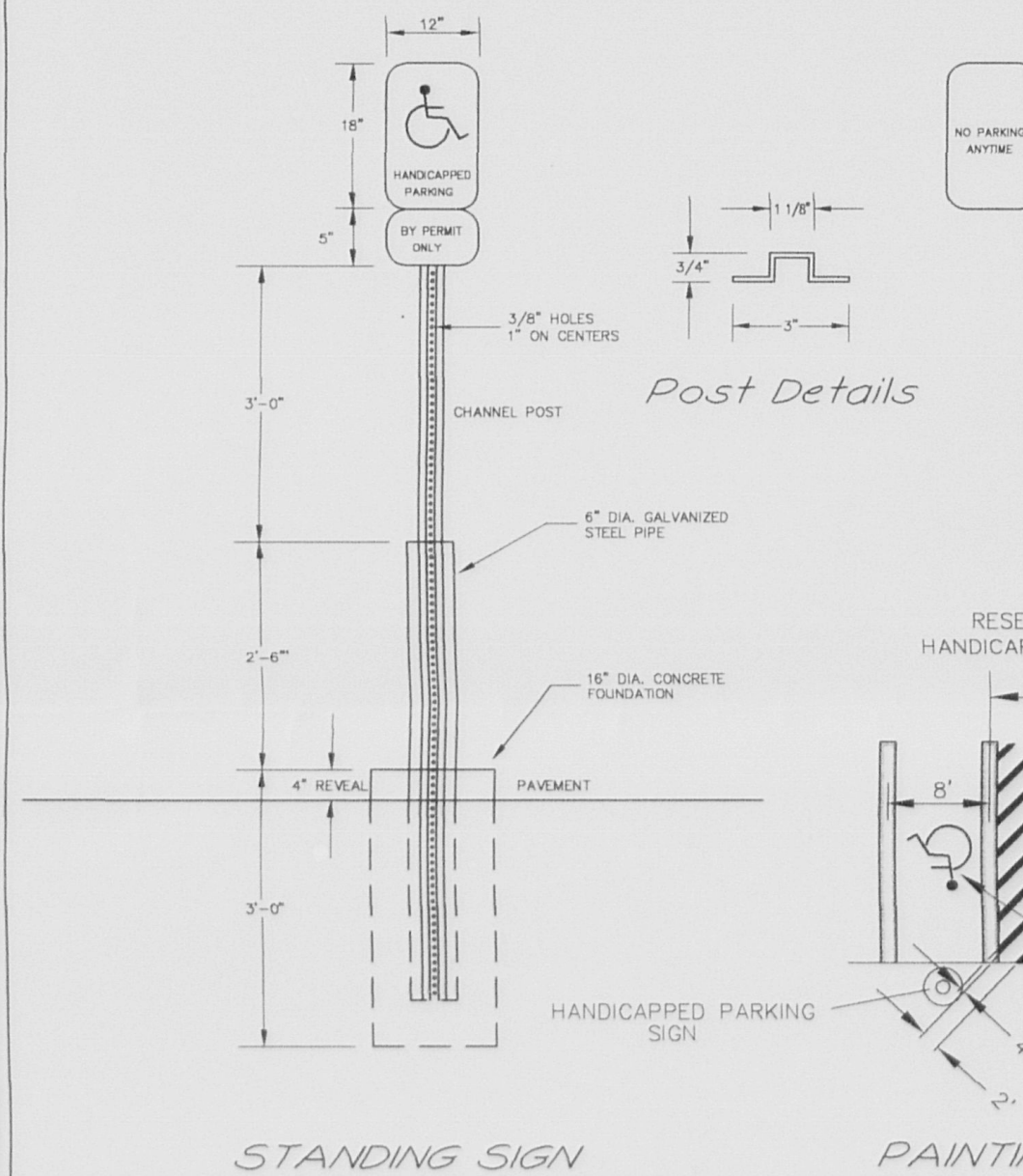
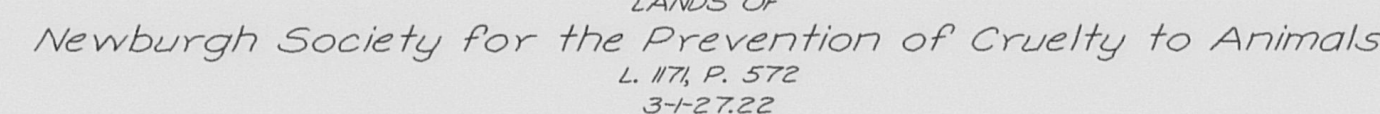
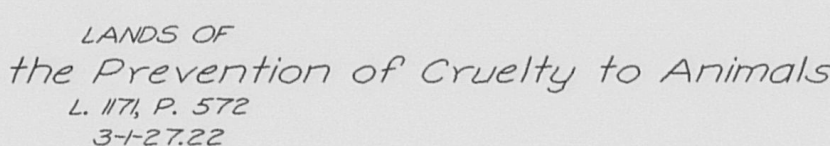
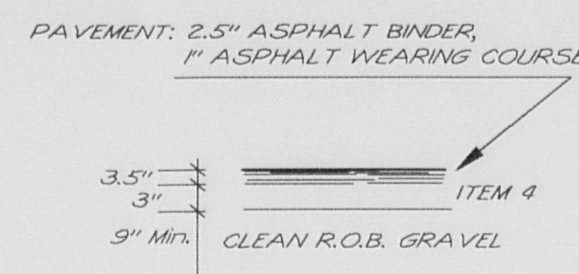
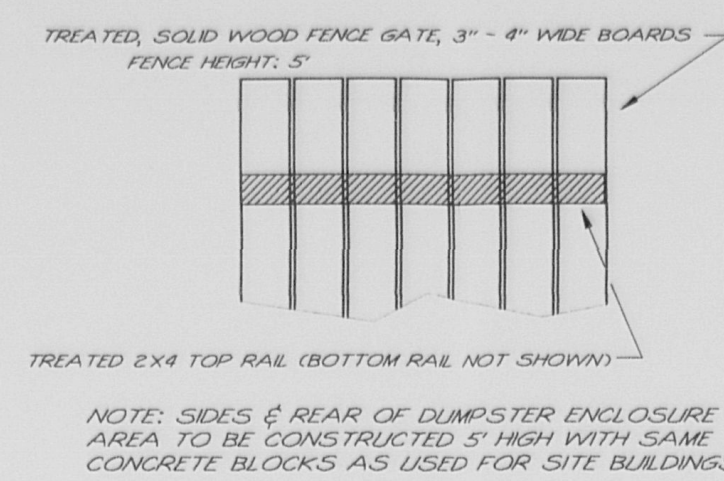
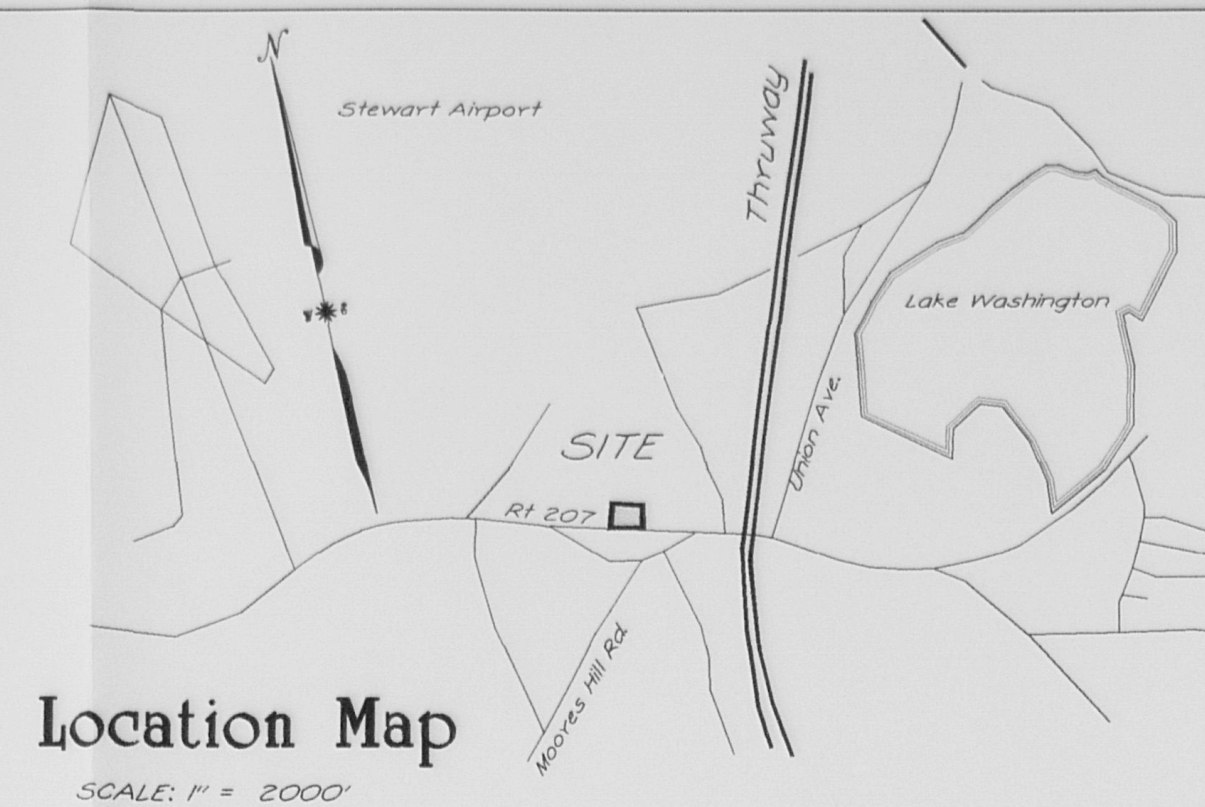
PROPOSED HOODED 250 WATT,
METAL HALIDE, HOODED LAMP,
18" POLE (Spaulding SEI-250W-RS)

ISOFOOTCANDLE LEVEL @ GRADE

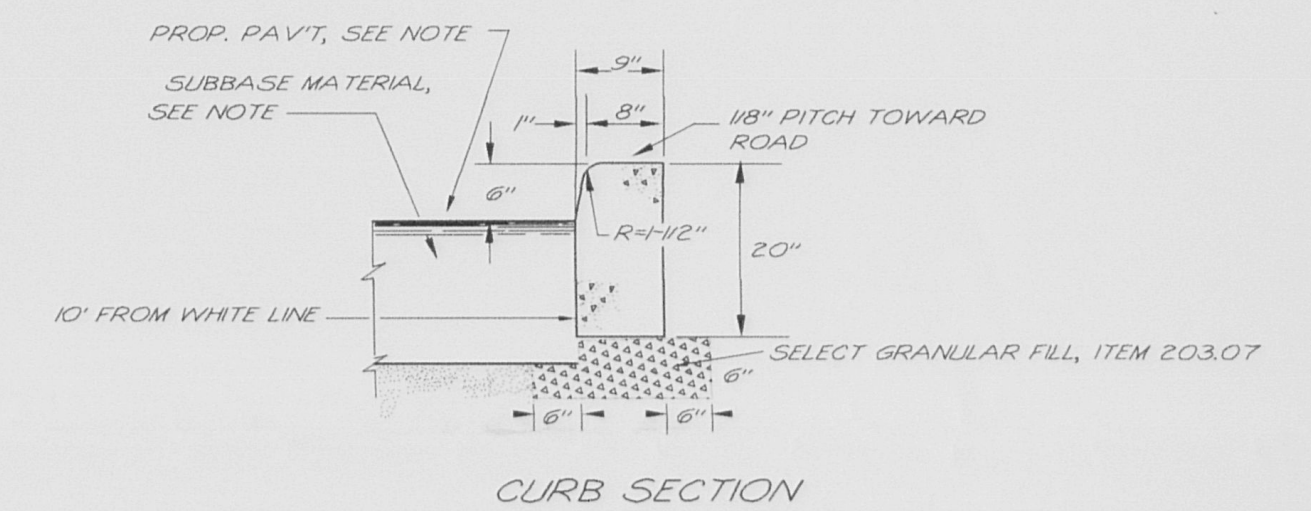
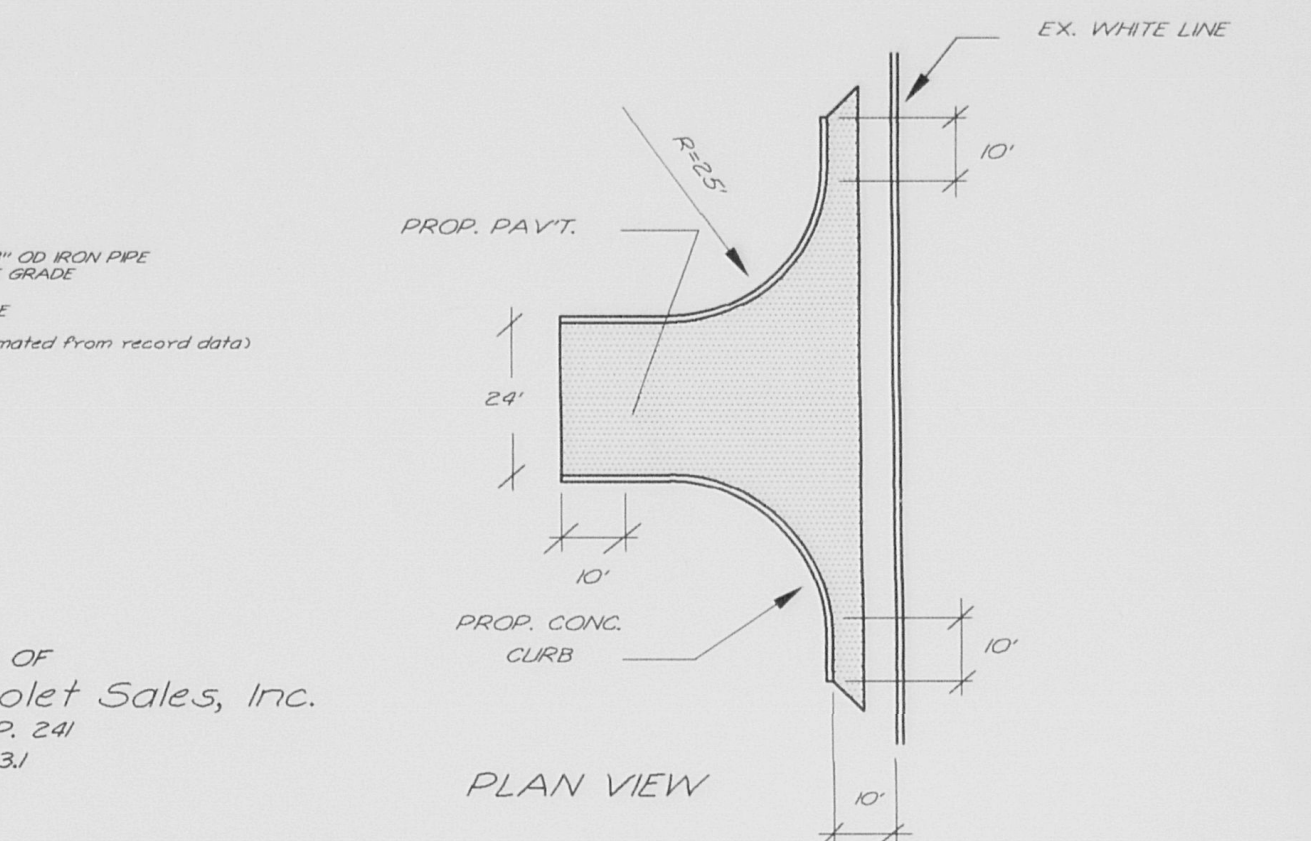
PROPOSED HOODED 250 WATT,
METAL HALIDE, HOODED LAMP,
WALL MOUNT (Spaulding SEI-250W-RS)

LIMITS OF CONSTRUCTION

SILT FENCE (SEE DETAIL)

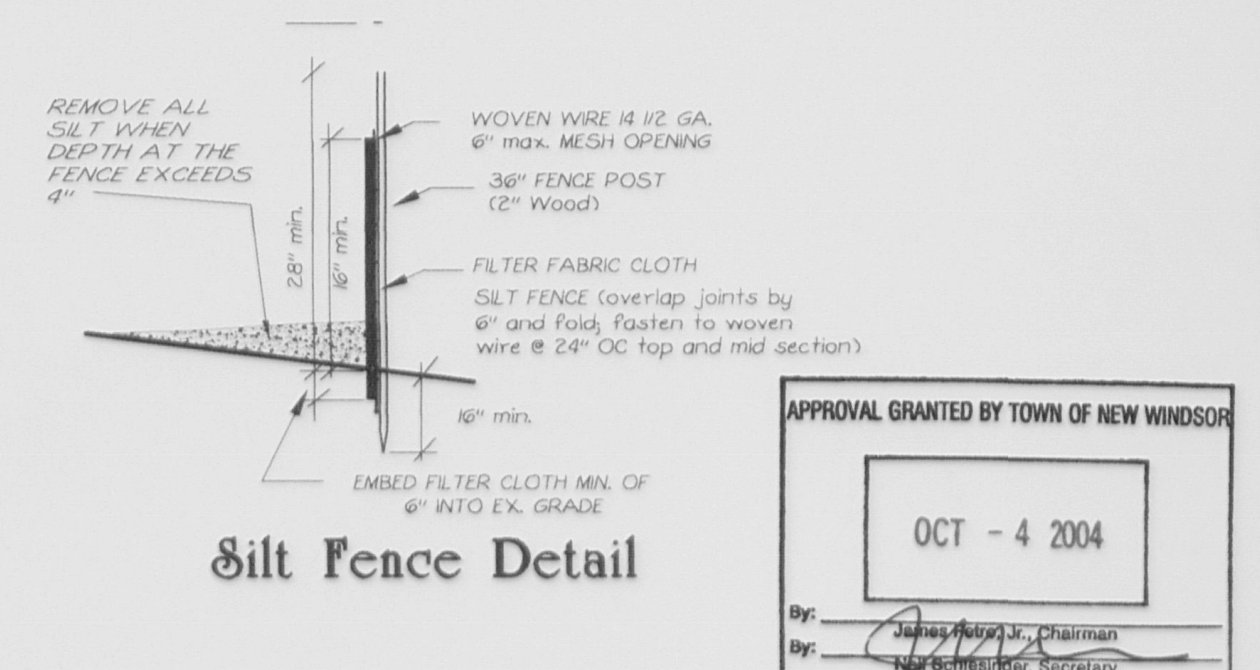


(Special Permit Use # 7)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA _____	15,000 SF	54,232 SF
MINIMUM LOT WIDTH _____	125'	248'
MINIMUM YARDS		
REAR _____	15'	46'
SIDE _____	15' / 30'	17' / 144'
FRONT _____	40'	4'
MAXIMUM BLDG HEIGHT _____	23'	23'
FLOOR AREA RATIO _____	0.5	0.1
DEVELOPMENT COVERAGE (NA)		
STREET FRONTAGE (NA)		
PARKING SPACES (no. of employees)	5	5



- ENTRANCE CURB & PAVEMENT NOTES:
- 1) PAVEMENT: 2"1/2" DENSE BINDER, 11/2" TOP
 - 2) SUBBASE MATERIAL: 12" SUBBASE Item 030.30.02 (COMPACTED)
 - 3) PROVIDE CONTRACTION JOINTS IN CURBS AT 15' INTERVALS.
 - 4) PLACE SUITABLE FILL BEHIND CURB, TOPSOIL & SEED.
 - 5) SLOPE 10' OF PROPOSED ROAD PAVEMENT 3/4"1/2" AWAY FROM THE EDGE OF EX. PAVEMENT.
 - 6) ALL MATERIALS SHALL MEET N.Y.S.D.O.T. SPECIFICATIONS.
 - 7) PROVIDE 1' LONG TAPER TO GRADE AT END OF CURB.

N.Y.S.D.O.T. Entrance Curb & Pavement Details



PROCK, FIFE
USE

Proposed Car Wash
Survey & Site Plan of Lands of
James Petro, Jr.
DEED REFERENCE: LIBER 3519, PAGE 327
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 21
Situate in the Town of New Windsor
Orange County, New York State
Scale 1"= 30' Feb 2001

DEED REFERENCE: LIBER 3519, PAGE 327
X MAP REFERENCE: SECTION 3, BLOCK 1, LOT 21

TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 21

Area = 1.245 Acres
(54,232 SF)

DRAFTED BY: WQ/N MAP CHECK: CG PROJECT # 2743

01-39